

City of Issaquah
Urban Village Development Commission
NOTICE OF DECISION

Applicants: Polygon Northwest
11624 SE 5th Street, Suite 200
Bellevue, WA 98005
Contact: Ben Rutkowski

Subject: Site Development Permit for Block 21 and 22 of Issaquah Highlands

Number: SDP13-00002

Decision Date: July 25, 2013

Request: Application for approval of a Site Development Permit in Blocks 21 and 22 for a residential development consisting of 176 units of three and four-level condominiums and recreational uses. The project encompasses 8.48 acres and the development will be comprised of 33 buildings and associated alleys, on-street and garage parking, plaza and trails.

Decision: The Urban Village Development Commission (UVDC) reviewed the proposed Site Development Permit application following a Public Meeting on June 18, 2013 and during a Public Hearing conducted on July 2, 2013. After reviewing the application, reviewing the staff report and supporting documents, and listening to presentations by the applicant and staff, the Commission approved the application with Conditions. Approval of this application is based on the attached Findings of Fact, Conclusions and is subject to the Conditions contained herein.



Geoff Walker, Chair
Urban Village Development Commission

7/25/13
Date

NOTES

1. If any of the Conditions or portion thereof is declared invalid or unenforceable, the application must be remanded to the Responsible Official for reconsideration and evaluation for consistency and appropriateness of the remaining Conditions.
2. Appeals may be filed within 14 days of the issuance of this Notice of Decision by the applicant, the City Responsible Official, property owners within three hundred feet of the proposed action, or other persons claiming to be directly harmed by the proposed action as permitted by Appendix L of the Grand Ridge (Issaquah Highlands) Annexation and Development Agreement, June 16, 1996. Appeals shall meet the Criteria identified in Section 8 of Appendix L and follow the process identified in that Section.
3. Any major change (as determined by the Responsible Official) to the approved site plan or accompanying drawings must be reviewed and approved by the Urban Village Development Commission. Less substantial changes may be approved administratively by the Responsible Official.
4. Building, utility, and sign permits will not be approved unless all applicable Conditions of this Notice of Decision are satisfied to the satisfaction of the Responsible Official.
5. This action does not indicate nor imply that any development activities may occur without the required permits being issued.
6. This SDP approval expires three years from the Decision Date or as otherwise provided by IMC 18.04.220.

This Notice of Decision has been executed this 25th day of January, 2013 by the Chairman of the UVDC on the behalf of and per the direction of the UVDC.

WHEREAS, pursuant to Appendix L (Processing) of the Grand Ridge Annexation and Development Agreement, the UVDC held a Public Hearing on July 2, 2013, to consider a Site Development Permit for a multi-family project, in Blocks 21 and 22 of Issaquah Highlands. The proposal is for the development of 176 multi-family residential buildings including a Plaza and open spaces on approximately 8.48 acres.

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard at a public hearing; and,

WHEREAS, the UVDC originally received the application on June 11, 2013, and has had adequate time to review and reflect upon the application; and,

WHEREAS, the UVDC is now satisfied that this application has been sufficiently considered, and hereby makes and enters the following:

I. FINDINGS OF FACT

1. Polygon Northwest submitted a Site Development Permit application on April 4, 2013 for the development of a multi-family project on 8.48 acres. The property is located in Blocks 21 and 22 of Issaquah Highlands. The development will consist of 176 units within 33 buildings, and includes a pedestrian plaza, open spaces and overlooks. The project also includes approximately 613 parking stalls which are dispersed on-streets, within alleys, and in residential driveways and garages. Vehicular and pedestrian circulation and landscaping is also proposed.
2. The site is located in the area referred to as the East 42 plat of the Issaquah Highlands Urban Village, east of Highlands Drive, north of Discovery Drive, south of Ellis Drive and west of 10th Avenue NE.
3. The property is located within Development Area 4 of the Issaquah Highlands. Administrative Minor Modification (AM01-008IH) eliminated the Development Subareas in Development Area 4 (Appendix B).
4. The site is currently cleared and partially graded. There is a retaining wall along the western boundary line and along a portion part of the southern boundary line. Additionally, gabion basket walls are located on the eastern portion of the site. No building structures currently exist on site.
5. Access to the site is from Ellis Drive to the north and Discovery Drive from the south. Internal vehicle circulation is provided through a network of alleys that connect to Ellis and Discovery Drives at the north and south respectively. Pedestrian connections to and through the site are provided along all streets and through internal pedestrian trails and the plaza in Tract QV that bisects Blocks 21 and 22.
6. Blocks 21 and 22 was established in 2006 with the Final Plat of the East 42 area of the Issaquah Highlands (FP06-002IH). In 2012, a Lot Line Adjustment, LLA12-00001, was submitted and approved. It reduced the area of Tract QV from 1.32 acres to 0.67 acres.

7. Under Section 18.03.300 of the Issaquah Municipal Code, the Commission conducts a planning-level review of Site Development Permit applications within the Issaquah Highlands for conformance with the policies, goals, and objectives contained in the City of Issaquah Comprehensive Plan and the planning goals and commitments of the Grand Ridge Annexation and Development Agreement.
8. As called for by Appendix L, Section 3 of the Development Agreement (Sufficient Application Decision), the application was determined by staff to be sufficient for review on April 18, 2013, based on the original submittal. Staff has determined the application contains adequate information and detail to review as a Site Development Permit.
9. Staff has thoroughly reviewed the application and presented their findings verbally and in a Staff Report dated June 11, 2013. Staff has issued a Briefing Response Memo on June 25, 2013 in response to issues raised at the June 18, 2013 public meeting. The Briefing Response Memo revised and added Approval Conditions. This report thoroughly reviews the application in relation to the applicable approval requirements. The report contains a recommendation of approval, subject to 56 conditions; the Briefing Response Memo adds 4 additional conditions bringing the total to 60. In addition, the Staff Report and Briefing Response Memo contain numerous exhibits which relate to the review of the project. The UVDC finds this document, including its appendices, to be a thorough and complete review of the application and hereby incorporates it by reference as a finding in its entirety.
10. The UVDC has had the opportunity to thoroughly review the application. An initial briefing was provided on June 18, 2013 and a public hearing was held on the evening of July 2, 2013. At the June 18th, 2013 meeting, the UVDC raised several questions and concerns which were summarized and discussed in the Briefing Response Memo, dated June 25, 2013. Additional questions and concerns were raised by the UVDC at the public hearing on the evening of July 2, 2013. The issues raised by the UVDC included: parking and loading, design and function of pedestrian plaza and trails, design and function of alleys, site lighting, siting of USPS mail kiosk(s), and, site maintenance and landscaping.
11. Beyond the information provided in the application, the Staff Report and its exhibits, information was provided by staff and the applicant to the UVDC during the course of the public process to enable it to have a complete and thorough understanding of the project. This includes: a slide presentation by staff of the site; a discussion between the staff and UVDC of each non-standard condition proposed in the Staff Report; and a presentation by the applicant explaining the project and its compliance with the Development Agreement.
12. One citizen provided comments via email:
 - One email from David Kappler, addressed bicycle connections to other destinations within Issaquah Highlands, bicycle use habits by residents of the project, and, a concern that bicyclists may travel too fast within the plaza.
13. An opportunity for public testimony was provided at the public meeting held on the evening of June 18, and the public hearing held on the evening of July 2.

On June 18, one person testified: Connie Marsh testified concerning the need for the Brownstone style townhomes to function as a community, view impacts, location of trail connections, the need to provide wayfinding to external uses, building heights, how the plaza will interface between adjacent residential and commercial areas, plaza design, facilities and landscape maintenance, lighting impacts and design, appearance of project from off-site, appearance of alleys, and how the public will use the plaza and other public spaces within the project.

On July 2, two people testified: Connie Marsh testified that the plaza doesn't meet original expectations set forth between the City and Port Blakely Communities, the plaza needs to be a mixed use, public asset and needs to be designed for use by everyone, rather than just

nearby residents, landscaping should be suitable for weather and soil conditions, lack of weather protection, and that she was unable to obtain videos of previous meetings concerning the commitment to construct plazas in Development Area 4.

David Kappler testified that the plaza should be designed to slow the speed of bicyclists so that it is suitable for children, brownstone style apartments in Brooklyn have unique design character while the proposed units tend to look homogenous, that there are areas where pedestrian and vehicular networks conflict, and, that plantings should have a minimum soil depth of 12 inches.

14. Notice of the Public Hearing and public meetings was provided consistent with the requirements of Appendix L of the Development Agreement.
15. The UVDC finds that the proposal conforms to the Comprehensive Plan, specifically with regard to its Land Use Element. This proposal will help advance the vision for the City as articulated in the Comprehensive Plan.
16. Section 3.2 of the Development Agreement, pursuant to the amended Agreement dated August 16, 2010 establishes an "Allowable Development" in Issaquah Highlands of 3250 residential units with an additional 500 set forth as "Enhancement Units". The Site Development Permit proposes a total of 176 dwelling units which will be residential Enhancement Units. The Permit falls within the range of Allowable Development contained within the Development Agreement; and, per Action Memo: AM06-03-2013(KN).
17. Appendix I of the Development Agreement establishes a "Project Envelope" that governs SEPA compliance for implementing approvals such as the Site Development Permit. The "Project Envelope" includes the Allowable Development established by Section 3.2 of the Development Agreement. Section 3.22.2.2 provides that the City and property owner "intend the [Grand Ridge] EIS to be SEPA compliance to the fullest extent possible for all Implementing Approvals." Section 3.22.2.2 further provides that "a supplemental EIS, addendum or mitigation measures beyond those in this Agreement may be required by the City only to the extent an Implementing Approval or requested modification exceeds the Project Envelope." Staff determined on May 8, 2013 that the proposed Site Development Permit had undergone SEPA review through past environmental review processes and was within the Project Envelope defined by the Grand Ridge EIS and the DNR Addendum.
18. No critical areas are located on-site.
19. No proposed elements extend into the right-of-way.
20. The proposal is consistent with the Planning Goals, as identified in Appendix A of the Development Agreement and meets the intent of applicable commitments. These goals and commitments can be achieved through this project provided the conditions identified below are met.
21. Appendix B establishes the land uses and densities for the development of this site. Allowable density is a range in dwellings per acre and the proposal is within the range.
22. The proposed building meets the building height, parking, landscaping, and setback requirements listed in the Development Agreement. Height is also regulated by the preliminary and final plats; the buildings are consistent with them.
23. The development standards for urban roads as set forth in Appendix H of the Development Agreement were used to evaluate the proposal. In addition, the applicant received approval through the review and the decision to apply AM10-005IH to this permit as they had equivalent requests and bases. The proposal is consistent with Appendix H and AM10-005IH or as conditioned herein.
24. Appendix D of the Development Agreement identifies the requirements for the stormwater conveyance, detention, and treatment system. Port Blakely Communities has constructed a comprehensive system that has sufficient capacity to meet these requirements.

25. The Site Development Permit provides for an interconnected system of sidewalks along all streets as well as pedestrian walkways and trails throughout the site and connecting to adjacent public trails and properties.
26. The application was routed to various departments within the City as well as Eastside Fire and Rescue. All comments were incorporated into the proposal or the below-listed conditions.
27. Traffic safety and operation impacts have been considered through review of the application and the incorporated conditions will adequately ensure these issues are addressed.
28. Any conclusion listed below which could be considered a finding is hereby incorporated as a finding.
29. The Commission evaluated all comments related to this application prior to rendering a decision.

II. CONCLUSIONS

Having rendered the above-cited Findings, the UVDC draws the following Conclusions:

1. This proposal was reviewed in accordance with Appendix L of the Grand Ridge Annexation and Development Agreement. The UVDC is responsible for reviewing and making the decision for Site Development Permit applications for parcels over three acres in size.
2. Blocks 21 and 22 of the Issaquah Highlands are located within the Project Envelope established by the Development Agreement.
3. The proposal complies with the Grand Ridge Annexation and Development Agreement, including subsequent amendments.
4. The application contains adequate information for the UVDC to render this decision.
5. The information provided during the public review process by the staff and the applicant has further assisted the UVDC to fully comprehend the proposal.
6. The public has been given ample opportunity for comment on the proposal.
7. The proposed action complies with the City of Issaquah Comprehensive Plan.
8. The conceptual storm water plan is consistent with the Development Agreement.
9. This proposal has been reviewed under SEPA as provided for in Section 3.22.2.2 and Appendix I of the Development Agreement using the Grand Ridge EIS.
10. Through application of conditions of approval, traffic and non-vehicular safety issues related to the proposal will be adequately mitigated.
11. Any finding above which could be considered a conclusion is hereby incorporated as a conclusion.

III. MOTION

I move that the Urban Village Development Commission approve the Blocks 21 and 22, Site Development Permit, File No. SDP13-00002, as described in the Staff Report dated June 11, 2013, its Attachments A-F, the Briefing Response Memo dated June 18, 2013, and subject to the terms, conditions, and rationale contained in the Staff Report and Briefing Response Memo (, and as amended this evening).

Add to Condition #46: "In addition, look for opportunities to add marked loading zones, possibly in conjunction with mail kiosks and USPS mail carrier parking."

Also, I move that the Urban Village Development Commission direct the Development Services Department to prepare Findings of Fact and Conclusions for review and approval by the Urban

Village Development Commission Chairperson, affirming the Urban Village Development Commission's decision to approve the Site Development Permit application for Issaquah Highlands, Blocks 21 and 22, File No. SDP13-00002 subject to the conditions listed in the staff report, Briefing Response Memo, (and as amended this evening).

IV. CONDITIONS

Based on the findings and conclusions outlined above, the Urban Village Development Commission approves the Site Development Permit application for Blocks 21 and 22 of Issaquah Highlands, File No. SDP13-00002, as described in the Staff Report dated June 11, 2013, its Attachments A-F, the Briefing Response Memo dated July 25, 2013, and subject to the following Conditions:

1. Prior to submittal of construction permits (Building or Utility) a Lot Line Adjustment must be submitted to reduce the area of Tract QV.
2. The "Notice of Plaza" requirement (Recording No. 20011117001503) on Block 21 shall be relocated to Tract QV prior to Certificate of Occupancy for any building.
3. Prior to (Temporary) Certificate of Occupancy for any building, pedestrian and vehicular routes serving that building or its portion of the site shall have access easements granted to the City allowing the public to use these routes.
4. In the event the project is phased, the Responsible Official has the right to apply additional conditions with Building or Utility Permits to ensure each phase complies with the Development Agreement, such as but not limited to access, fire circulation, parking, and landscaping requirements including site stabilization. Interim landscape shall discourage invasive plants from sprouting and establishing. Routine maintenance of these areas will look for and remove invasive plants.
5. Unless expressly identified, approval of this Permit application does not modify any City or Issaquah Highlands Development Agreement standards which are in conflict with elements of the Site Development Permit plans or application. Modification of the standards or guidelines requires an explicit approval in the Notice of Decision for this application or a separate Modification as allowed under Appendix M of the Development Agreement.
6. Any inconsistencies, conflicts, or incomplete information, other than those addressed directly by this Decision shall be resolved by the Responsible Official, utilizing the Staff Report, and in consultation with the applicant, at the time of the future application (e.g. Building, Utility, Sign Permits).
7. All dry and wet utility vaults, cabinets, switchgear, pull boxes, meters, equipment, and appurtenances are assumed to be shown on the Permit submittal. Anything not shown on the Permit submittal (location, relative height, presence above ground) is assumed to be located within the structure. Any revisions or additions to what the Permit has shown and approved outside of the structure requires a modification to the Permit, except fire hydrants.
8. Per the 7th Amendment to the Issaquah Highlands Development Agreement, residential projects utilizing Enhancement Units shall be required to pay development impact fees. These impact fees shall be paid prior to issuance of building permit.
9. Per the Fourth Amendment to the Issaquah Highlands Development Agreement, the Master Developer (Port Blakely Communities) shall require builders to build to Built Green 4

Star/Energy Star standard in place at the time of the agreement. This will be reviewed with Building Permit.

10. All buildings must have their main entry from a street or internal sidewalk.
11. Designated pedestrian paths and trails which cross vehicular routes, drives, access routes, etc... shall be designed to draw the driver's attention to the possible presence of pedestrians. This condition would be met, for example, through the use of pedestrian tables, changes in material (e.g. concrete, pavers; not solely paint or striping), etc... Emergency vehicle routes shall not use raised crosswalks. This will be reviewed with Utility Permits.
12. Design the play area as an integral part of the overall central open space, while incorporating varied opportunities for children's play.
13. The pedestrian network should be visually indicative of where routes lead by providing: termini that assist in orientation, nodes and design features that distinguish routes, and the ability for pedestrians to see destinations as a point of reference.
14. Clean stormwater from roofs and non-vehicular paved surfaces must be discharged into the "clean" stormwater system previously provided for this purpose. Stormwater from "dirty" vehicular surfaces must be discharged into the "dirty" stormwater system. This condition will be enforced during Utility Permit review.
15. Any unused stormwater utility stubs must be removed at the main and abandoned in accordance with City Standards.
16. Any LID facilities or landscape areas must have overflow connections to the stormwater system to prevent downstream breakout and erosion and create a public nuisance. This condition will be enforced during Utility Permit or Building Permit review.
17. At the time of submittal for a Utility Permit for landscaping, the Applicant shall submit a landscape maintenance plan consistent with the requirements of Appendix D and Issaquah Highlands best management practices. All landscape maintenance shall comply with these maintenance requirements.
18. Prior to the approval of Utility permits that enable grading on the site, the applicant must include details about how the existing wall tie-backs will be removed, cut down or buried and how the existing facilities will be impacted and restored. This condition will be enforced during Utility Permit review.
19. Fencing and/or signage that informs bicyclists to dismount from their bikes may be required where the Neighborhood Trail is located above the western retaining wall. The appropriate safety features will be reviewed and approved with the Utility Permit.
20. All existing water mains within public rights of way must remain in-service during construction. This condition will be enforced during Utility Permit review.
21. In order to meet maximum velocity requirements all on-site water mains must be 12" minimum size. This condition will be enforced during Utility Permit review.
22. On the face of each Utility Permit and Building Permit plan set, the applicant must include the following; the total building square footage included in that application, the number of fixture units, the Average Dry Weather Flow (ADWF) and the Peak Wet Weather Flow (PWWF) associated with the improvements in that application. The information must be in tabular format. This condition will be enforced at Building Permit and Utility Permit.

23. All water mains must be located in public rights of way or within utility easements that provide a minimum of 15' of unobstructed width for access and maintenance. This condition will be enforced during Utility Permit review and approval.
24. All public sewer mains must include all-weather access for the City's Vector Truck. The truck must be able to approach and stage within 6' of the edge of any manhole. This condition will be enforced during Utility Permit review and approval.
25. Alleys shall be designed as Fire Service Alleys with a 12 ft. asphalt section and 3 ft. concrete shiners on each side.
26. Except in parallel parking bays, no parking is allowed in the alleys. "No Parking – Fire Lane" signage shall be installed prior to the issuance of Building Permits to ensure that emergency access is maintained during construction.
27. The paving adjacent to alley intersections shall be widened or expanded as necessary to accommodate emergency vehicle access (based on autoturn or similar technical information); however, where this occurs, design techniques shall be employed to maintain slow private vehicular speeds. This condition will be enforced during Utility Permit review.
28. Vehicular entries into Blocks 21 and 22 shall be designed as driveway cuts rather than as a street with curbs and ramps; and, shall be limited to 20 ft. in width on lot with 2 ft. wings on each side. Additional rolled curb will be allowed to accommodate fire and garbage truck turning movements. All grade transition from the vehicular entries shall occur outside of the sidewalk area. The sidewalk shall be continuous across the block with no grade change. Driveway cuts shall be limited to the minimum width allowed by the City's driveway standards for residential driveways.
29. The intersection of the western-most alley with N.E. Ellis Drive includes a revision in the existing lane taper on N.E. Ellis Drive. Prior to the approval of Utility Permits for this connection, the applicant must show, through analysis, that the revised taper is suitable and safe for the expected traffic volumes and patterns. This condition will be enforced during Utility Permit review.
30. The south side of NE Ellis Drive shall be modified from the standard Non-Residential street standard to make it more appropriate for a higher percentage of residential uses. The Applicant shall propose changes so that its character is consistent with residential uses, such as using planting strips instead of tree grates, reducing parallel parking spaces to 7 ft. in width and providing a continuous hedge between the residences and the sidewalk where parallel parking isn't present.
31. An AMM shall be processed to modify the configuration of 10th Avenue NE in order to accommodate changing the on-street parking configuration from head-in (angled) to parallel; and, to increase the width of the landscaped area. Utility permits for this road may not be submitted until the AMM has been approved.
32. Complete the bike system by providing north/south bike facilities as part of the Tract QV plaza. Signage and design features should be provided to identify changes of and/or options for routes. These improvements shall be completed prior to Certificate of Occupancy.
33. Generally trees will be installed 30 ft on center, paired with the tree across the street. Tree types will use the Master Street Tree Plan or if no tree is shown, continue or amend the Plan to identify the appropriate tree. Street trees shall be paired and closely follow the spacing and alignment used on the opposite side of the street. Street trees may only be removed due to

- entry drives and not commercial for signage. With the City Arborist's supervision, trees may be limbed and trimmed to improve signage visibility; or, relocated, with the Responsible Official's approval, along the frontage to create visibility vistas as long as tree health is not compromised.
34. Any tree located within 4 ft. of a public street, curb, sidewalk, or similar publicly-owned and maintained paving must have at least 10 lineal feet of root barrier placed adjacent to the pavement.
 35. All curbs at Issaquah Highlands must be vertical, unless otherwise approved by the Responsible Official, such as for fire access or some other unique circumstance. No extruded curbs are allowed.
 36. All curb ramps must direct the user into the crosswalk (not the intersection or travel lanes) and generally point toward the curb ramp on the opposing side.
 37. Where stairs must be used in the sidewalks or trail system, the Applicant shall avoid using single steps and all steps shall be level and of even height per the International Building Code.
 38. With the submittal of Utility and/or Building permits, the Applicant must:
 - maintain emergency access routes to each Block
 - provide a plan for construction parking and staging that maintains existing pedestrian and vehicular routes;
 - include a note on all Utility Plans that requires the applicant to plan for and attend periodic meetings (generally weekly) with City staff to ensure that construction related impacts to the public (traffic, road closures, dust, noise, etc) are minimized and mitigated. The note must include provisions that require the contractor to respond to the City's request for action in matters regarding safety and public nuisance.
 39. Consider providing parking spaces for motorcycles, super sub-compacts, electrical vehicles, etc.... If provided, these spaces shall be specifically designated.
 40. Residential driveways must be less than 8 ft. in depth or more than 18 ft. in depth and shall be constructed of a material that creates a visual differentiation between the alley shiner and the driveway surface.
 41. The number, type, and location of ADA compliant parking spaces is not approved by this permit and shall be reviewed by the Building department during the Building Permit review. The applicant should meet with the Building Official prior to the submittal of any construction permits to confirm the number and distribution of ADA parking stalls.
 42. The proposed land uses currently generate the need for 29-30 bike parking spaces; the number of required bike parking spaces may be modified based on the final parking count. Most of the bike parking will be located within individual garages, but some bike racks should be provided throughout the site. The bike racks should be positioned to not block sidewalk, walkways, entrances, etc... as well as to function when full of bicycles; the racks should likewise be accessible when adjacent activities, such as parking are occurring. Final bike rack locations must be shown on Building or Utility (e.g. landscape) Permit.
 43. Internal pedestrian routes should be designed in order to facilitate direct and predictable wayfinding routes for pedestrians. This condition necessitates an alteration to the Neighborhood Trail and/or of the building configuration of Buildings 25-26 and 29-30; and,

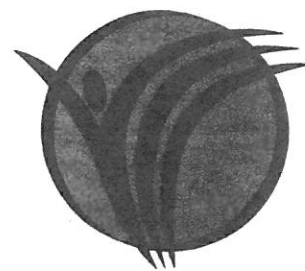
between Buildings 21-22 and 27-28. Other alley crossings will be reviewed as appropriate with the Utility Permits.

44. Garages in Buildings 2-3, across from Buildings 6-9, shall have architectural treatment to minimize their presence, such as a combination of recessed garages, elements overhanging garages, treatment of garage doors (single, detailed garage doors) as well as other detailing e.g. trellises, which will minimize the garage's presence. In addition the rear of the homes shall have architectural detailing and materials consistent with the street face of homes elsewhere in the project. Finally, the open space shall provide landscape or other features, as determined by the Responsible Official, that minimize the presence of the garages from the fronts of Buildings 6-9, without creating an impenetrable wall to them. For instance, layered landscape with columnar trees along the parallel parking in combination with lower shrubs, will additionally minimize the garage's presence while allowing light and views out from Buildings 6-9. This shall be reviewed with Building Permits for the homes and the landscape permit for the open space.
45. All building facades shall be designed with detail and interest. Blank walls shall be avoided, especially at the pedestrian's level; if necessary, articulation or other features will be provided. Appropriate articulation and features could include doors, windows, building articulation, and/or other architectural features to create an interesting and varied environment.
46. Locate the mail kiosk(s) so the high activity functions are gathered in central areas. The location(s) should be in proximity to roads for USPS mail carriers. In addition, look for opportunities to add marked loading zones, possibly in conjunction with mail kiosks and USPS mail carrier parking.
47. Trees shall be appropriately scaled for the location in which they will be located and the mature size of the tree. Appropriate solar exposure for adjacent uses and views along Pedestrian Spine shall also be taken into consideration.
48. Design and construct NE Discovery Drive and 10th Avenue NE with tree wells on both sides. Tree selection shall match the trees on the opposite side of the street and shall be consistent with the Master Street Tree Plan and spacing on these roads as well as NE Ellis Drive.
49. This permit does not approve the proposed landscape as it is too conceptual. Additional and detailed review will occur concurrently and jointly by DSD and ARC. Plants should be selected and spaced based upon their mature size. To facilitate review, plants will be shown on landscape plans at 85 percent maturity.
50. Landscape for use along the alleys shall be located or height restricted to ensure it will not interfere with emergency services or waste collection trucks.
51. The southernmost driveway edges of Buildings 28 and 31 shall be treated with landscaping, walls, greenscreen or another comparable treatment in order to reduce the presence of driveways and alleys for the end units of Buildings 29 and 30.
52. Where residential driveways are in direct view of an adjacent sidewalk, their presence shall be minimized providing a landscaped hedge or wall.
53. The Plaza located in Tract QV is approved on a conceptual basis only. Further review is required with the construction permits to ensure that the appropriate features are provided, including, but not limited to: suitable pedestrian and bicycle circulation facilities, sitting

areas, colored and varied surface materials, street furniture, bike racks, fountains, public art, landscape, kiosks, etc.)

54. A lighting plan shall be proposed which maintains lighting at the minimum necessary for safety and function, and balances the goal of minimizing night glow and off-site lamp visibility with pedestrian scale lighting and the urban design potential of lighting and light fixtures. Cut off fixtures will be used and lighting shall be located in areas where drivers and pedestrians are likely to be. The lighting plan shall comprehensively address building, street, drives, open space, parking lot, trails, and landscape lighting so that lighting impacts are not compounded in portions of the site by overlapping illumination patterns. To facilitate review of the lighting, a photometric calculation, stamped by a professional engineer, showing illumination levels on the pavement shall be submitted with the permit for construction of lighting. A point-by-point calculation is required. The illumination calculation shall include all fixtures that contribute light to the site (poles, bollards, building mounted lighting). Low wattage decorative fixtures such as sconces or porch lights can be excluded from the calculation. No up-lighting is allowed. All exterior lighting is subject to the specific approval of the Responsible Official.
55. Design and placement of the above ground facilities, such as buildings, walkways, significant plant materials, etc... shall take priority over the convenient location of utilities, unless this would significantly compromise the function of the utilities. On all subsequent permits, utilities and their necessary easements shall be shown.
56. An AMM shall be processed to modify the stretch of Neighborhood Trail that is above the western retaining wall where there is insufficient room for a trail border. Utility permits for this Neighborhood Trail may not be submitted until the AMM has been approved.
57. Private trails, sidewalks, and vehicular routes shall have an easement recorded to the City allowing public access. The easement shall include language regarding the ability to close these routes for private events; however, emergency access, pedestrian access, and reasonable access to individual residences shall be maintained.
58. Pedestrian crossings, approximately in line with the north/south plaza, will be provided across both Ellis and Discovery Drives. These crossings will be intuitive, efficient, and safe.
59. Address kiosks shall be provided to assist drivers and pedestrians in locating residences within the project. The applicant shall work with DSD and EF&R during the Utility and Building permit review to determine the location and quantity of address kiosks. Each building shall have its corresponding address kiosk installed prior to Temporary Certificate of Occupancy.
60. During construction permit review for the northwest plaza and overlook, design elements, informational signage, etc... shall be incorporated which indicates that the overlook is accessible by the public.

cc. Parties of Record
Connie Marsh
David Kappler
Lucy Sloman
Dan Ervin

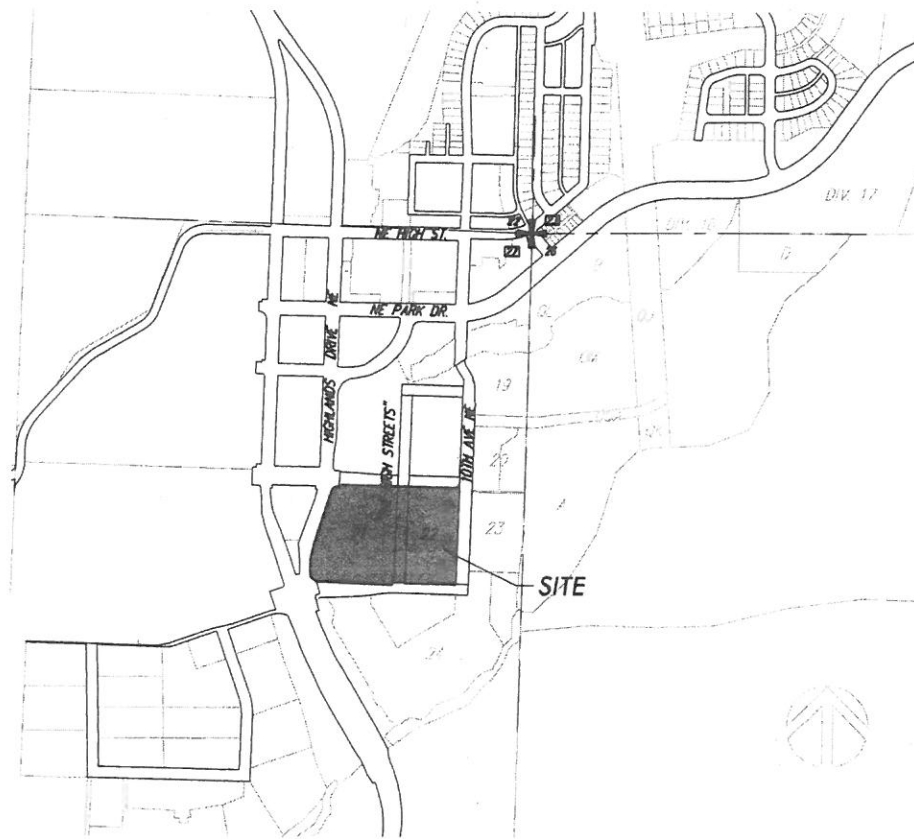


ISSAQUAH HIGHLANDS

DEMOLITION/EARLY GRADING PLANS

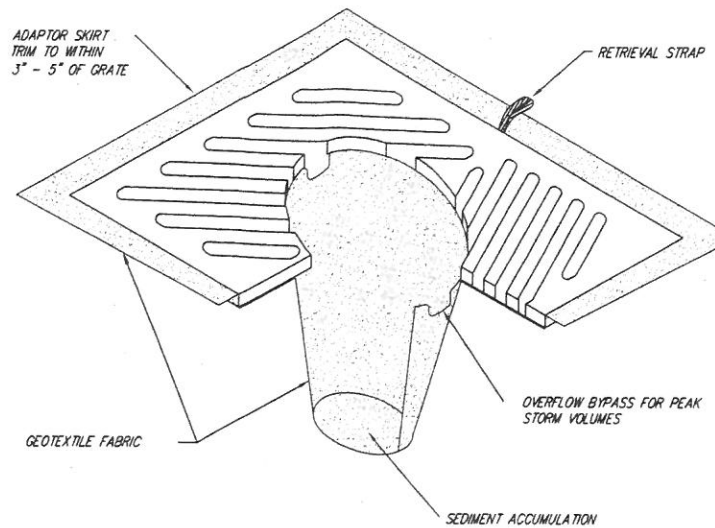
BLOCKS 21 AND 22 AT ISSAQUAH HIGHLANDS

FOR POLYGON NORTHWEST



KEY MAP

SCALE: 1" = 500'

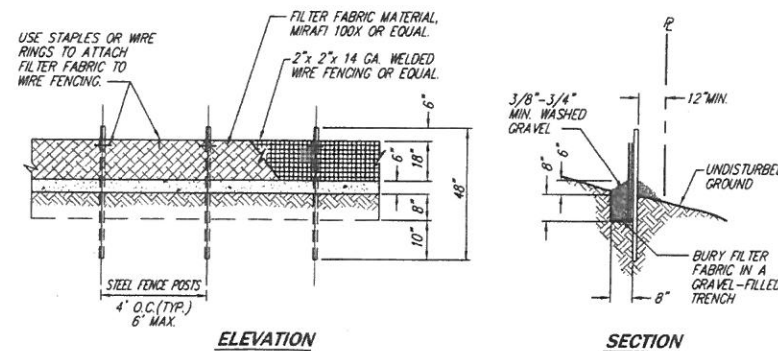


NOTES

1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CATCH BASIN INLET PROTECTION INSERT

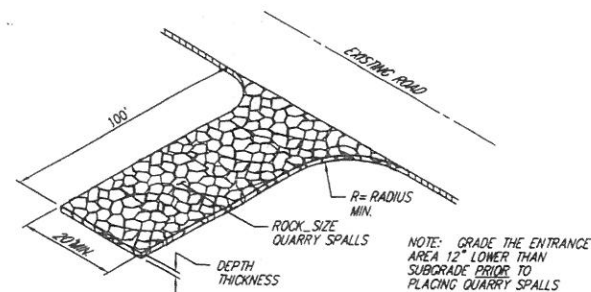
NO SCALE



SILT FENCE DETAIL

NO SCALE

PUB13-00151



TEMPORARY CONSTRUCTION ACCESS

NO SCALE

SITE INFORMATION

DEVELOPER

BROWNSTONE AT ISSAQUAH HIGHLANDS LLC
c/o POLYGON NORTHWEST COMPANY
11624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005
(425) 586-7700
CONTACT: BEN RUTKOWSKI

ENGINEER/ SURVEYOR/PLANNER

CORE DESIGN, INC.
14711 N.E. 29TH PL. SUITE 101
BELLEVUE, WA 98007
(425) 885-7877
CONTACT: GARY SHARNBROCH, P.E.

OWNER

BROWNSTONE AT ISSAQUAH HIGHLANDS LLC
c/o POLYGON NORTHWEST COMPANY
11624 S.E. 5TH ST., SUITE 200
BELLEVUE, WASHINGTON 98005
(425) 586-7700
CONTACT: BEN RUTKOWSKI

DRAINAGE BASIN

NORTH FORK ISSAQUAH CREEK

ACREAGE

8.48± ACRES

ZONING

URBAN VILLAGE

LAND USE PERMITTED (RANGE)

RESIDENTIAL, RETAIL, RECREATIONAL, COMMERCIAL

ASSESSOR'S PARCEL NUMBERS

3630360060, 3630360140, 3630360070

UTILITY PURVEYORS

WATER
SANITARY SEWER
STORM DRAINAGE
TELEPHONE
POWER
GAS
CABLE TV

CITY OF ISSAQUAH
CITY OF ISSAQUAH
CITY OF ISSAQUAH
CENTURY LINK
PUGET SOUND ENERGY
COMCAST

OTHER SERVICES

SCHOOL DISTRICT
FIRE PROTECTION

ISSAQUAH SCHOOL DIST. 411
EASTSIDE FIRE AND RESCUE

LEGAL DESCRIPTION

PARCEL A:
BLOCK 21 AND 22, CITY OF ISSAQUAH BOUNDARY LINE
ADJUSTMENT NO. LL407-007H, RECORDED IN VOLUME
239 OF SURVEYS AT PAGES 089 THROUGH 101,
RECORDED UNDER RECORDING NO. 2008012290005, IN
KING COUNTY, WASHINGTON.

PARCEL B:
TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE
ADJUSTMENT NO. LL412-00001, RECORDED IN VOLUME
292 OF SURVEYS AT PAGES 292 THROUGH 293,
RECORDED UNDER RECORDING NO. 2012112090008, IN
KING COUNTY, WASHINGTON.

PARCEL C:
TOGETHER WITH AN EASEMENT FOR INGRESS AND
EGRESS RECORDED NOVEMBER 7, 2006 AS RECORDING
NO. 20061107000715 AND RE-RECORDED JUNE 28,
2008 AS RECORDING NO. 20080625001403, IN KING
COUNTY, WASHINGTON.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE
NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL
PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237,
PAGES 46-54, RECORDING NO. 20061107000430, IN
KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

(PER DAVID EVANS AND ASSOCIATES)
NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO
N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE,
WASHINGTON, AND THREE EXISTING DAVID EVANS AND
ASSOCIATES CONTROL POINTS LOCATED ALONG
INTERSTATE 90 IN ISSAQUAH, WASHINGTON.

SHEET INDEX

1. TITLE SHEET
2. GENERAL NOTES
3. DEMO PLAN
4. MASS GRADING PLAN

PUB13-00151

AS-BUILT NOTICE

CONTACT PROJECT SURVEYOR PRIOR TO
BACKFILLING TO LOCATE AS-
CONSTRUCTED FACILITIES TO MEET
CITY OF ISSAQUAH REQUIREMENTS!

UNDERGROUND LOCATOR SERVICE

CALL BEFORE YOU DIG!
811

I HEREBY CERTIFY THE PLOT WINDOW OF THE
ENGINEERING IMPROVEMENT PLANS SHOW ALL
CRITICAL AREAS AND THEIR BUFFERS AS
IDENTIFIED IN PRELIMINARY PLAT PP10-0021H.

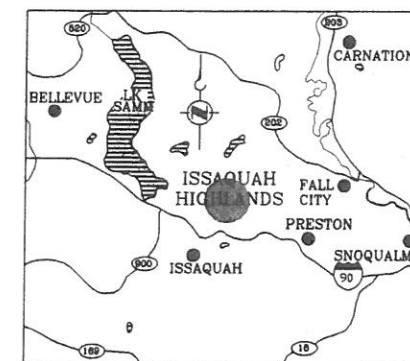
BY _____ DATE _____
APPROVAL CONDITIONS

BY	DATE	PLANNING	ENGINEERING
DSD Planner	8-1-13	<i>[Signature]</i>	<i>[Signature]</i>
DSD LS Arch.			

☐ Reviewed & Determined to be not applicable

Land Development Manager Date 8/8/2013
Public Works Engr Director Date 8/12/13

ONLY SHEETS WITH AUTHORIZING SIGNATURES
HAVE BEEN APPROVED FOR CONSTRUCTION



VICINITY MAP

0 1 2 3 4 5
MILES

DATE: 7/24/13
REVISIONS: 1
ADDED GENERAL NOTES

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING

TITLE SHEET
BLOCKS 21 AND 22 AT ISSAQUAH HIGHLANDS
BROWNSTONE AT ISSAQUAH HIGHLANDS LLC
11624 SE 5TH ST
BELLEVUE, WA 98005

DATE: 06/05/13
DESIGNED: GARY R. SHARNBROCH, PE
DRAWN: FLAVIO R. BIANCHI
APPROVED: GARY R. SHARNBROCH, PE
PROJECT MANAGER: GARY R. SHARNBROCH, PE

SHEET 1 OF 4
PROJECT NUMBER 12121

ISSAQUAH HIGHLANDS

2013 GENERAL NOTES TO CONSTRUCTION PLANS

1.0 GENERAL

- 1.1. CONTRACTORS SHALL LIMIT ALL CONSTRUCTION ACTIVITIES AND HEAVY EQUIPMENT OPERATION TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY UNLESS ALTERNATIVE HOURS ARE APPROVED BY DSD.
- 1.2. CONTRACTORS SHALL HAVE A CITY OF ISSAQUAH BUSINESS LICENSE.
- 1.3. CONTRACTORS SHALL HAVE COPIES OF THE APPROVED PLANS, APPLICABLE CITY STANDARDS, AND THE SPILL RESPONSE PLAN ON-SITE AT ALL TIMES. THE "CITY STANDARDS" REFER TO THE CITY OF ISSAQUAH STREET STANDARDS DATED 2010, CITY OF ISSAQUAH WATER STANDARDS DATED 2012, AND CITY OF ISSAQUAH SEWER STANDARDS DATED 1989 AND REVISED 2005. SOME OF THESE CITY STANDARDS HAVE NOT BEEN STAMPED BY A PROFESSIONAL ENGINEER AND, PER WAC 196-23-020, THEY ARE PROVIDED AS ENGINEERING DESIGN AIDS ONLY. CONTRACTORS SHALL CONTACT THE ENGINEER AND DSD PRIOR TO USING ANY ELEMENTS OF THE CITY STANDARDS THAT ARE NOT SPECIFICALLY CALLED OUT IN THE GENERAL NOTES FOR ISSAQUAH HIGHLANDS ROADS & UTILITIES OR SHOWN ON THE PLANS & SPECIFICATIONS. CITY STANDARDS SHALL NOT BE APPROVED FOR USE UNLESS THEY ARE SPECIFICALLY REFERENCED IN THE APPROVED CONSTRUCTION PLANS OR THROUGH A DESIGN CHANGE APPROVED BY DSD.
- 1.4. CONTRACTORS SHALL RETUEL ALL EQUIPMENT ON-SITE USING DSD APPROVED METHODS AND PROCEDURES.
- 1.5. CONTRACTORS SHALL PROVIDE DSD INSPECTOR WITH A MATERIALS LIST A MINIMUM OF TEN WORKING DAYS BEFORE INSTALLATION. THE LIST SHALL INCLUDE MANUFACTURER AND/OR MODEL NUMBER (IF APPLICABLE) OF MATERIAL AND EQUIPMENT TO BE INSTALLED. THE MANUFACTURER'S TECHNICAL SPECIFICATIONS FOR PIPE, APPURTENANCES AND EQUIPMENT SHALL BE SUPPLIED TO DSD UPON REQUEST.
- 1.6. CONTRACTORS SHALL LAY ALL WATER, SEWER AND STORM DRAINAGE PIPELINES "UP-HILL" STARTING AT THE LOWEST MAIN ELEVATION. THE MAIN SHALL BE POSITIONED SO THAT THE BELL END IS ON THE HIGHER SIDE OF THE PIPE SEGMENT AND THE PLAIN END INSERTED INTO THE BELL END. PIPE ENDS SHALL NOT BE DRYNED HOME, BUT SHALL BE POSITIONED WITH ADEQUATE ROOM FOR THERMAL EXPANSION OF THE PIPE NETWORK WITHOUT BUCKLING OR COMPRESSION OF THE JOINTS.
- 1.7. CONTRACTORS SHALL PLACE TRENCH BACKFILL IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS IN NON-TRAVELED AREAS OR 6-INCHES IN TRAVELED AREAS. TRENCH BACKFILL LOCATED BETWEEN THE BOTTOM OF THE PIPE AND 6-INCHES ABOVE THE PIPE CROWN SHALL NOT CONTAIN ROCKS LARGER THAN 3-INCHES IN DIAMETER. TRENCH BACKFILL LOCATED ABOVE THE PIPE ZONE SHALL MEET WSDOT SPEC. 9-03.14(3) OR AS APPROVED BY DSD. TRENCH BACKFILL LOCATED WITHIN THE TOP 4- FEET SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR. COMPACTION TESTING IN TRENCHES GREATER THAN 4 FT. IN DEPTH MAY BE ACCOMPLISHED BY MAINTAINING A COMPACTION PATTERN PROVEN TO MEET COMPACTION REQUIREMENTS. ALL NON WSDOT SPEC. MATERIAL SHALL INCLUDE GRADATION REPORT FOR DSD REVIEW AND APPROVAL PRIOR TO PLACEMENT.
- 1.8. CONTRACTORS SHALL NOT INSTALL ABOVE GROUND COPPER OR GALVANIZED MATERIALS OTHER THAN VAULT LIDS OR OTHER DSD APPROVED ITEMS.
- 1.9. DEVELOPER SHALL CONTRACT WITH A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO SUPERVISE ALL TRENCH AND ROADWAY BACKFILL AND SIGNIFICANT GRADING ACTIVITIES. CONSTRUCTION RECORDS OF SOIL PLACEMENT AND COMPACTION TESTING SHALL BE TRANSMITTED TO DSD ON A WEEKLY BASIS. ALL TESTS SHALL INCLUDE A MAP SHOWING THE TESTING LOCATION, THE ISSAQUAH PUB # AND NAME OF PLAN SET USED FOR CONSTRUCTION. A SEPARATE REPORT SHALL BE ISSUED FOR EACH PUB #.
- 1.10. DEVELOPER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH DSD PRIOR TO ANY CONSTRUCTION ACTIVITY.
- 1.11. THE FOLLOWING ORDER OF PRECEDENCE SHALL APPLY IF THERE ARE INCONSISTENCIES BETWEEN THE DIFFERENT ELEMENTS OF THE CONSTRUCTION PLANS: 1) DSD APPROVED FIELD CHANGES; 2) DSD APPROVED DESIGN CHANGES; 3) DSD APPROVED PLANS & SPECIFICATIONS; 4) GENERAL NOTES FOR ISSAQUAH HIGHLANDS ROADS & UTILITIES; AND 5) WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CURRENT EDITION.

2.0 WATER

- 1.1. CONTRACTORS SHALL USE CLASS 52 OR THICKER DUCTILE IRON MEETING AWWA C151. PIPE AND FITTINGS SHALL HAVE CEMENT-MORTAR LINING MEETING AWWA C104. FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MEETING THE REQUIREMENTS OF AWWA C110 OR AWWA C153.
- 1.2. CONTRACTORS SHALL INSTALL WATER MAINS WITH A MINIMUM DEPTH OF COVER OF 36" AND A MAXIMUM DEPTH OF COVER OF 60" UNLESS SHOWN OTHERWISE ON THE APPROVED CONSTRUCTION DRAWINGS.
- 1.3. CONTRACTORS SHALL INSTALL ALL WATER MAINS SO THAT THEY ARE RESTRAINED FROM UNRESOLVED HYDROSTATIC THRUST FORCES IN ACCORDANCE WITH THE APPROVED DESIGN PLANS. CHANGES TO THE APPROVED THRUST RESTRAINT SYSTEM SHALL NOT BE MADE WITHOUT DSD APPROVAL. DSD INSPECTION OF BLOCKING AND RESTRAINED PIPE SYSTEMS IS REQUIRED PRIOR TO BACKFILL.
- 1.4. MEGA-LUG TYPE JOINT RESTRAINT SYSTEMS SHALL ONLY BE USED ON 12-INCH DIAMETER OR SMALLER DUCTILE IRON PIPE. MEGA-LUGS SHALL NOT BE USED AS THE PRIMARY MEANS FOR RESTRAINT.
- 1.5. CONTRACTORS SHALL TEST ALL WATER MAINS, WATER MAIN APPURTENANCES, AND SERVICE CONNECTIONS EXCLUDING THE METER SETTER ASSEMBLY, 150 PSI OVER THE NORMAL WORKING PRESSURE. METER SETTER ASSEMBLIES SHALL BE VISUALLY INSPECTED FOR LEAKS AT MAXIMUM/NORMAL WORKING PRESSURE. TEST PROCEDURES SHALL CONFORM TO AWWA STANDARDS. PIPE PRESSURE BATING SHALL BE AT LEAST 150 PSI IN EXCESS OF THE WORKING.
- 1.6. CONTRACTORS SHALL INSTALL M&H 929, MUELLER CENTURION OR APPROVED EQUAL HYDRANTS. HYDRANT LATERALS LESS THAN 50' LONG SHALL BE 6"; LONGER THAN 50' SHALL BE 8". ALL HYDRANT RUNS SHALL BE SHACKLED AND BLOCKED. HYDRANTS SHALL BE SUPPLIED WITH 5/8" STORZ TYPE ADAPTERS.
- 1.7. CONTRACTORS SHALL INSTALL AIR AND VACUUM RELEASE VALVES PER THE WATER STANDARDS DATED 2012. VALVE SIZE SHALL BE INDICATED ON THE PLANS. THE ABOVE GRADE PORTIONS OF THE PIPE SHALL BE COATED WITH TWO COATS OF ALKYL BASED HIGH-GLOSS WHITE PAINT.
- 1.8. CONTRACTORS SHALL INSTALL 2-PIECE RICH 940 OR APPROVED EQUAL VALVE BOXES.
- 1.9. CONTRACTORS SHALL INSTALL SADDLE TYPE ROMAC 1015 OR 202, OR APPROVED EQUAL, SERVICE CONNECTIONS WITH DOUBLE STRAPS USED ON 12" OR LARGER SIZES. CONNECTIONS TO BE MADE ON PRESSURIZED WATER MAIN ONLY.
- 1.10. CONTRACTORS SHALL INSTALL 1/4" AND 1" SERVICE LINES WITH A MINIMUM DEPTH OF 24" AND A SERVICE LINE TAP OF 30 FROM THE SPRING LINE OF THE PIPE. CORP STOPS SHALL BE FORD FB1000.
- 1.11. CONTRACTORS SHALL INSTALL 1/4" AND 2" SERVICE LINES WITH A MINIMUM DEPTH OF 24" AND A SERVICE LINE TAP OF 10 FROM THE SPRING LINE OF THE PIPE. CORP STOPS SHALL BE FORD FB1000.
- 1.12. CONTRACTORS SHALL INSTALL 1/4" AND 1" SERVICES IN ACCORDANCE WITH THE WATER STANDARDS DATED 2012. A PVC PIPE SPACER SHALL BE INSTALLED BETWEEN THE SETTER. THE SPACER SHALL BE CUT TO THE APPROPRIATE LENGTH AND IT SHALL CONTAIN A 3/8" DRILLED HOLE (VISIBLE FROM ABOVE). METERS CLOSER THAN 6 FEET SHALL HAVE A 2" PVC CONDUIT BETWEEN THE METER BOXES.
- 1.13. CONTRACTORS SHALL INSTALL 1/4" AND 2" SERVICES IN ACCORDANCE WITH THE WATER STANDARDS DATED 2012. A PVC PIPE SPACER SHALL BE INSTALLED BETWEEN THE SETTER. THE SPACER SHALL BE CUT TO THE APPROPRIATE LENGTH AND IT SHALL CONTAIN A 3/8" DRILLED HOLE (VISIBLE FROM ABOVE).
- 1.14. CONTRACTORS SHALL INSTALL WATER METER SETTERS TO A HORIZONTAL AND VERTICAL PLACEMENT TOLERANCE OF PLUS OR MINUS 1-INCH. WATER METER BOXES SHALL BE CENTERED IN THE PLANTER STRIP TO A TOLERANCE OF PLUS OR MINUS 2-INCHES.
- 1.15. CONTRACTORS SHALL INSTALL DSD APPROVED BACKFLOW PREVENTION DEVICES ON ALL IRRIGATION SERVICES. CONTRACTOR SHALL PROVIDE INDEPENDENT CERTIFICATION TO DSD INSPECTOR PRIOR TO INSTALLATION.
- 1.16. CONTRACTORS SHALL INSTALL ONE PIECE OF TYPE K COPPER FROM WATER MAIN TO METER SETTER FOR ALL SERVICE LINES. THE SERVICE LINE SHALL BE LOCATED PERPENDICULAR TO THE WATER MAIN.
- 1.17. CONTRACTORS SHALL INSTALL M&H, MUELLER OR APPROVED ALTERNATIVE RESILIENT SEAT TYPE (AWWA C-509) GATE VALVES PER CITY STANDARDS.
- 1.18. CONTRACTORS SHALL NOT CONNECT NEW MAINS TO THE CITY'S POTABLE WATER SYSTEM UNTIL THE MAINS HAVE PASSED PRESSURE AND PURITY TESTING AND HAVE BEEN APPROVED FOR CONNECTION BY DSD. CONTRACTORS SHALL PERFORM A HIGH FLOW FLUSH AS DIRECTED BY DSD IMMEDIATELY AFTER THE MAIN IS CONNECTED TO THE CITY WATER SUPPLY.

3.0 SEWER

- 1.1. CONTRACTORS SHALL CONSTRUCT ALL SEWER PIPELINES WITH MINIMUM CLASS 50 DUCTILE IRON OR SDR30 WALL PVC PIPE CONFORMING TO REQUIREMENTS OF ASTM D3034, SDR 35 WITH ELASTOMERIC JOINT GASKETS CONFORMING TO ASTM F 477. SEWER PIPE MATERIAL SHALL BE DETERMINED BY THE ENGINEER AND SHOWN ON THE PLANS.
- 1.2. CONTRACTORS SHALL CONSTRUCT ALL PRESSURE SEWER PIPELINES WITH CLASS 52 DUCTILE IRON OR HDPE PIPE.
- 1.3. CONTRACTORS SHALL INSTALL OLYMPIC FOUNDRY INC. MH30AD/TI, OR APPROVED EQUAL, FRAMES AND COVERS MODIFIED TO HAVE 3" RAISED LETTERS MARKED "SEWER" WITH INTEGRAL CAST LIFT HANDLE. MANHOLES LOCATED IN PAVED ROW AREAS SHALL HAVE STANDARD, NON-LOCKING COVERS AND ACCESS LOCATED OUTSIDE OF STORM WATER FLOW LINES. MANHOLES IN UNPAVED AREAS AND IN EASEMENTS TO HAVE LOCKING COVERS.
- 1.4. CONTRACTORS SHALL AIR AND DEFLECTION TEST ALL GRAVITY SEWER PIPE. HOPE PRESSURE SEWER PIPELINES SHALL BE PRESSURE TESTED TO 150-PERCENT OF THE DESIGN OPERATING PRESSURE FOR 30-MINUTES. DUCTILE IRON PRESSURE SEWER PIPELINES SHALL BE PRESSURE TESTED TO THE GREATER OF 150 PSI OVER THE DESIGN WORKING PRESSURE OR NO LESS THAN 200 PSI.
- 1.5. CONTRACTORS SHALL MARK ALL SEWER STUBS WITH A 2X4 POST STENCILED "SEWER" IN 2-INCH LETTERS WITH THE ELEVATION OF THE STUB INVERT PERMANENTLY MARKED. MARKER TO BE ATTACHED TO PIPE INVERT WITH MINIMUM 12 GAUGE WIRE. CONTRACTOR SHALL EXPOSE, SURVEY, AND BACKFILL ALL SEWER STUBS INSTALLED WITHOUT 2X4 POSTS AND INVERT ELEVATIONS. PROVIDING THE DEPTH TO THE SEWER STUB IS NOT ACCEPTABLE. CONTRACTOR MUST PROVIDE ACTUAL INVERT ELEVATION.
- 1.6. CONTRACTORS SHALL VIDEO INSPECT ALL GRAVITY SEWER PIPE AFTER THE ENTIRE SEWER SYSTEM IS INSTALLED AND CLEANED (INCLUDING MANHOLE CHANNELING AND DEBRIS REMOVAL). IMMEDIATELY PRIOR TO VIDEO INSPECTION, CONTRACTOR SHALL POUR 10 GALLONS OF CLEAN WATER INTO THE UPSTREAM MANHOLE. VIDEO INSPECTION TO BE SUCH THAT ENTIRE SEGMENT OF PIPE BETWEEN ADJACENT MANHOLES IS VIDEO TESTED WITHOUT INTERRUPTION. A COPY OF THE VIDEO (DVD FORMAT) INSPECTION SHALL BE SEALED IN A TAMPER PROOF ENVELOPE AND PROVIDED TO DSD PRIOR TO ACCEPTANCE OF THE SEWER SYSTEM.
- 1.7. CONTRACTORS SHALL INSTALL ALL MANHOLE DROPS ON THE EXTERIOR OF THE MANHOLE UNLESS OTHERWISE APPROVED. ALL DROPS SHALL BE EQUIPPED WITH A "HALF-PLUG". INSPECTION OF BLOCKING REQUIRED PRIOR TO BACKFILL ON ALL OUTSIDE DROPS.
- 1.8. CONTRACTORS SHALL PLUG THE CONNECTION TO THE DOWNSTREAM SYSTEM PRIOR TO BEGINNING CONSTRUCTION. PLUG SHALL NOT BE REMOVED UNTIL CLEANING OF THE PROPOSED SEWER SYSTEM IS COMPLETE.
- 1.9. PIPE BEDDING SHALL CONFORM TO WSDOT 9-03.12(3) GRAVEL BACKFILL FOR PIPE ZONE BEDDING.

4.0 STORMWATER

- 1.1. CONTRACTORS SHALL CONSTRUCT STORM PIPELINES WITH CONCRETE, LCP, HDPE, PVC OR ALUMINIZED TYPE 2 CORRUGATED SHEET PIPE. PIPE SHALL BE RATED FOR H2O SURFACE LOADS WHEN INSTALLED IN AREAS SUBJECT TO TRAFFIC.
- 1.2. CONTRACTORS SHALL INSTALL VANE TYPE GATCH BASIN GRATES UNLESS OTHERWISE NOTED.
- 1.3. CONTRACTORS SHALL INSTALL A 2X4 POST STENCILED "STORM" IN 2-INCH LETTERS WITH THE ELEVATION OF THE STUB INVERT PERMANENTLY MARKED. MARKER TO BE ATTACHED TO PIPE INVERT WITH MINIMUM 12 GAUGE WIRE. CONTRACTOR SHALL EXPOSE, SURVEY, AND BACKFILL ALL STUBS INSTALLED WITHOUT 2X4 POSTS AND INVERT ELEVATIONS. PROVIDING THE DEPTH TO THE STUB IS NOT ACCEPTABLE. CONTRACTOR MUST PROVIDE ACTUAL INVERT ELEVATION.

5.0 STREETS & SIDEWALKS

- 1.1. CONTRACTORS SHALL INSTALL PERMANENT ROADWAY MONUMENTS AT ALL PC'S, PT'S AND AT INTERSECTIONS. THE MONUMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS T-43, DATED AUG. 2010.
- 1.2. CONTRACTORS SHALL COMPACT ROADWAY SUBGRADE IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR. RECYCLED ASPHALT PAVEMENT AND MINERAL AGGREGATE MAY BE USED FOR ROAD SUBGRADE IF APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. ALL SUBGRADE SHALL BE INSPECTED BY DSD PRIOR TO PLACEMENT OF BASE COURSE AND OTHER ROADWAY MATERIALS. HOT MIX ASPHALT SHALL BE COMPACTED TO 92% OF THE MAXIMUM DENSITY.
- 1.3. CONTRACTORS SHALL REQUEST A PRE-FINAL LIFT (WEARING COURSE) INSPECTION FROM THE DSD A MINIMUM OF ONE BUSINESS DAY PRIOR TO FINAL LIFT PLACEMENT. THE DSD WILL INSPECT AND APPROVE THE A1B SURFACE PRIOR TO INSTALLATION OF THE FINAL LIFT. FINAL LIFT PAVING THAT IS PLACED WITHOUT DSD INSPECTION IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S SOLE COST.
- 1.4. DEVELOPER SHALL CONTRACT WITH A GEO-TECHNICAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO TEST THE SUBGRADE AT 200' MINIMUM SPACING FOR COMPLIANCE WITH THE COMPACTION STANDARD.
- 1.5. CONTRACTORS SHALL INSTALL CONCRETE SIDEWALKS WITH A BROOM FINISH AND 4-INCH SHINERS AT ALL EXPANSION JOINTS AND ALL EXPOSED EDGES, UNLESS OTHERWISE NOTED. SIDEWALKS SHALL BE 6-INCH MINIMUM THICKNESS WHERE SUBJECT TO TRAFFIC LOADS AND 4-INCH MINIMUM THICKNESS ELSEWHERE. EXPANSION JOINTS SHALL BE PLACED NO MORE THAN 20- FEET APART. CONCRETE SHALL BE PLACED OVER 4-INCHES OF COMPACTED SUBGRADE CONFORMING TO WSDOT 9-03.9(3).
- 1.6. CONTRACTORS SHALL REQUEST A PRE-POUR INSPECTION IN WRITING FROM DSD A MINIMUM OF ONE BUSINESS DAY PRIOR TO POURING ANY WHEELCHAIR RAMPS. DSD WILL INSPECT AND APPROVE THE WHEELCHAIR RAMP FORMS BY SIGNING THE CONTRACTOR'S RED-LINE PLANS. WHEELCHAIR RAMPS THAT ARE POURED WITHOUT DSD INSPECTOR WRITTEN APPROVAL ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S SOLE COST.
- 1.7. SIDEWALKS, RAMPS, AND DRIVEWAYS THAT PROVIDE PEDESTRIAN ACCESSIBLE ROUTES SHALL COMPLY WITH THE FOLLOWING: CHANGES IN LEVEL UP TO 1/4-INCH MAY BE VERTICAL AND WITHOUT EDGE TREATMENT, CHANGES IN LEVEL BETWEEN 1/4-INCH AND 1/2-INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1V:2H. CHANGES IN LEVEL GREATER THAN 1/2-INCH SHALL NOT BE ALLOWED.

6.0 CLEARING, GRADING AND EARTHWORK

- 1.1. CONTRACTORS MAY WORK USING THE APPROVED TEST MEASURES SHOWN ON THE PLANS. CONTRACTORS SHALL KEEP ALL ROADWAYS CLEAN AND FREE OF SEDIMENT, MUD, ROCK AND DEBRIS.
- 1.2. CONTRACTORS SHALL COMPACT ALL BUILDING AND PAVEMENT AREAS LOCATED OUTSIDE OF PUBLIC RIGHTS-OF-WAYS IN UNIFORM LOOSE LIFTS NOT EXCEEDING 12 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE SOIL'S MAXIMUM DRY DENSITY AS DETERMINED USING MODIFIED PROCTOR.
2. TESC COORDINATION
 - A. THE APPLICANT MUST DESIGNATE A TESC SUPERVISOR WHO SHALL BE RESPONSIBLE FOR THE PERFORMANCE, MAINTENANCE, AND REVIEW OF TESC MEASURES AND FOR COMPLIANCE WITH ALL PERMIT CONDITIONS RELATING TO TESC. THE TESC SUPERVISOR SHALL BE A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD AS DEFINED BY THE DEPARTMENT OF ECOLOGY. NOTE: THE APPLICANT IS ULTIMATELY RESPONSIBLE FOR PERMIT COMPLIANCE, REGARDLESS OF WHO HIRES THE TESC SUPERVISOR.
 - B. AN ON-SITE TESC PRECONSTRUCTION MEETING SHALL BE HELD BEFORE ANY WORK BEGINS TO REVIEW IMPLEMENTATION OF THE TESC PLANS.
 - C. ANY PERMANENT FLOW CONTROL OR WATER QUALITY FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. INFILTRATION FACILITIES SHALL NOT BE USED FOR TESC.

6.0 CLEARING, GRADING AND EARTHWORK (CONT.)

TESC INSTALLATION

- A. TESC FACILITIES ARE REQUIRED YEAR ROUND.
- B. THE TESC FACILITIES REQUIRED BY THE PERMIT MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE SEDIMENT-LADEN WATER DOES NOT ENTER THE CITY DRAINAGE SYSTEM, SURFACE WATERS, OR WETLANDS. ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF.
- C. THE BOUNDARIES OF ANY CLEARING LIMITS AND TREE PROTECTION INCLUDED IN THE PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE CLEARING LIMITS IS ALLOWED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE TESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION, UNTIL FINAL LANDSCAPING OR OTHER PERMANENT SITE STABILIZATION.
- D. ANY STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ON-SITE ROADS AND PAVED AREAS SHALL BE KEPT CLEAN TO MINIMIZE TURBIDITY IN RUNOFF. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, SHALL BE REQUIRED IF NEEDED TO ENSURE SEDIMENT IS NOT TRACKED OUT TO CITY STREETS. ANY DIRT TRACKED ONTO CITY STREETS SHALL BE SWEEP AS NEEDED OR AS DIRECTED BY THE CITY OF ISSAQUAH. STREET SWEEPING IS NOT CONSIDERED A TESC MEASURE.
- E. TESC MEASURES SHALL BE APPLIED IN ACCORDANCE WITH APPENDIX D OF THE KING COUNTY SURFACE WATER DESIGN MANUAL, "EROSION AND SEDIMENT CONTROL STANDARDS". FOR EXAMPLE, FOR STRAW MULCH, THE MINIMUM THICKNESS IS 2 TO 3 INCHES.
- F. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) SHALL BE IMMEDIATELY STABILIZED WITH APPROVED TESC METHODS (E.G. SEEDING, MULCHING, PLASTIC COVERING, ETC.). THESE TIME LIMITS MAY BE MODIFIED BY THE CITY TO ADDRESS SPECIFIC SITE CONDITIONS.
- G. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED OR OTHERWISE COVERED IN PREPARATION FOR THE WINTER RAINS. IF COVER MEASURES ARE NOT ESTABLISHED BY OCT 1, ADDITIONAL TESC MEASURES SHALL BE REQUIRED.
3. TURBIDITY MONITORING
 - A. DISCHARGE FROM THE PROJECT SITE SHALL NOT EXCEED 100 NTUS AT ALL TIMES UP TO THE 10 YEAR/24 HOUR STORM EVENT. THIS EVENT IS DEFINED AS 3.5 INCHES OF RAINFALL OVER A 24 HOUR PERIOD, AS MEASURED AT THE CITY'S RAIN GAGE. DATA FROM THIS RAIN GAGE IS POSTED ON THE CITY'S WEBSITE. EXCEEDANCE OF THE 100 NTU LIMIT IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
 - B. THE CITY OF ISSAQUAH WILL MEASURE THE TURBIDITY OF THE DISCHARGE AT THE DESIGNATED MONITORING POINTS TO VERIFY COMPLIANCE WITH THE 100 NTU DISCHARGE LIMIT. THE TESC SUPERVISOR SHALL BE NOTIFIED OF DISCHARGES ABOVE 25 NTUS, SO THAT ACTION CAN BE TAKEN TO KEEP DISCHARGES BELOW 25 NTUS. FOR PROJECT SITES WHERE DESIGNATING A MONITORING POINT IS NOT FEASIBLE (E.G. FLAT SITES), THE MONITORING LOCATIONS WILL BE AT THE DISCRETION OF THE CITY OF ISSAQUAH.
 - C. MONITORING POINTS SHALL BE READILY ACCESSIBLE TO THE CITY OF ISSAQUAH AT ALL TIMES FOR ALL PHASES OF CONSTRUCTION.
4. ROUTINE TESC MAINTENANCE
 - A. THE TESC FACILITIES SHALL BE INSPECTED BY THE TESC SUPERVISOR DAILY OR MORE OFTEN DURING RAINFALL, AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN DOCUMENTATION IS REQUIRED FOR DISCHARGES ABOVE 25 NTUS AND SHALL BE READILY AVAILABLE AT THE PROJECT SITE.
 - B. THE TESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE TESC FACILITIES SHALL BE MODIFIED AS NEEDED FOR UNEXPECTED STORM EVENTS OR OTHER UNFORESEEN CIRCUMSTANCES, AND TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.).
 - C. THE TESC SUPERVISOR SHALL NOTIFY THE CITY OF ISSAQUAH PRIOR TO PUMPING ANY DISCHARGE OFFSITE OR TO CRITICAL AREAS.
 - D. TESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
5. UPDATED TESC PLANS
 - A. REVISED TESC PLANS SHALL BE SUBMITTED TO THE CITY OF ISSAQUAH FOR REVIEW AND APPROVAL PRIOR TO SIGNIFICANT REVISIONS TO TESC MEASURES ARE NEEDED TO ADDRESS PROJECT PHASING OR CHANGED CONDITIONS.
 - B. FAILURE TO PROVIDE AND MAINTAIN APPROVED TESC FACILITIES AT CONSTRUCTION SITES IS CONSIDERED A VIOLATION OF THE PERMIT AND IS SUBJECT TO STOP WORK AND CODE VIOLATION PENALTIES.
6. OTHER POLLUTION CONTROL MEASURES
 - A. THE CONTRACTOR SHALL USE THE APPROPRIATE POLLUTION CONTROL MEASURES TO ENSURE THAT NO LIQUID PRODUCTS OR CONTAMINATED WATER (SUCH AS RUNOFF FROM CONCRETE SLURRY) ENTERS THE STORM DRAINAGE SYSTEM, SURFACE WATERS, OR OTHERWISE LEAVES THE PROJECT SITE.

7.0 RECORD DRAWINGS

- 1.1. CONTRACTORS SHALL MAINTAIN HAND DRAWN RED-LINES, FIELD NOTES AND PHOTOGRAPHS ("FIELD DOCUMENTATION") OF ALL IMPROVEMENTS AS THE WORK PROGRESSES. CONTRACTOR'S FIELD DOCUMENTATION SHALL BE MAINTAINED ON-SITE AND SHALL BE AVAILABLE AT ALL TIMES FOR DSD REVIEW. THE DSD INSPECTOR WILL PERIODICALLY REVIEW THE CONTRACTOR'S FIELD DOCUMENTATION AND WILL STOP WORK IF THE CONTRACTOR IS NOT MAINTAINING ADEQUATE RECORDS.
- 1.2. CONTRACTORS SHALL CONTRACT WITH A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF WASHINGTON TO ACQUIRE ALL OF THE FIELD DATA REQUIRED TO CREATE THE RECORD DRAWINGS. THE CONTRACTOR'S SURVEYOR SHALL BE THE SURVEYOR OF RECORD FOR THE RECORD DRAWINGS. ALL FIELD LOCATIONS SHALL BE TIED TO AN EASILY MEASURED OBJECT IN THE FIELD SUCH AS LIGHT POLE, MANHOLE, CATCH BASIN, CURB HUB, ETC.
- 1.3. DEVELOPER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON TO PREPARE THE RECORD DRAWINGS. THE RECORD DRAWINGS SHALL FOLLOW THE SAME GENERAL FORMAT AS THE APPROVED CONSTRUCTION DRAWINGS AND THEY SHALL CONSIST OF A CLEAN SET OF MYLAR PRINTS WITH ALL CONSTRUCTION NOTES REMOVED AND NO CROSS-OUTS. RECORD DRAWINGS SHALL BE GENERATED USING THE FOLLOWING INFORMATION:
 - 1.3.1. CONTRACTOR SUPPLIED SURVEY INFORMATION.
 - 1.3.2. CONTRACTOR'S FIELD DOCUMENTATION.
 - 1.3.3. ENGINEER'S FIELD DOCUMENTATION.
 - 1.3.4. DSD INSPECTOR'S FIELD DOCUMENTATION.
 - 1.3.5. FIELD CHANGES AND DESIGN CHANGES.
 - 1.3.6. THE APPROVED CONSTRUCTION DRAWINGS.
- 1.4. EACH SHEET OF THE RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING STATEMENTS AND SHALL BE STAMPED AND SIGNED BY THE ENGINEER OF RECORD AND THE SURVEYOR OF RECORD.
 - 1.4.1. THE SURVEYOR OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:

"I, _____ (THE SURVEYOR OF RECORD) HEREBY CERTIFY THAT THE SURVEY INFORMATION SHOWN ON THESE RECORD DRAWINGS ACCURATELY REFLECTS THE FIELD CONDITIONS AS OF _____."
 - 1.4.2. THE ENGINEER OF RECORD SHALL SIGN THE FOLLOWING STATEMENT ON EACH SHEET OF THE RECORD DRAWINGS:

"I, _____ (THE ENGINEER OF RECORD) HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THESE RECORD DRAWINGS _____ MEET THE INTENT OF THE DESIGN."

THE INFORMATION SHOWN ON THESE RECORD DRAWINGS WAS COMPILED FROM THE FOLLOWING SOURCES: 1) SURVEY OF VISIBLE FEATURES; 2) CONTRACTOR NOTES, RED-LINES AND SURVEY DATA; 3) DSD INSPECTOR COMMENTS; AND 4) APPROVED CONSTRUCTION PLANS. THE ENGINEER OF RECORD CERTIFYING THESE RECORD DRAWINGS HAS NOT WITNESSED ALL ELEMENT OF CONSTRUCTION AND IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS IN DATA PROVIDED BY THE CONTRACTOR, THE DSD OR THE SURVEYOR OF RECORD."

7.0 RECORD DRAWINGS (CONT.)

- 1.1. SANITARY SEWER RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:
 - 1.1.1. SEWER PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, SLOPE, AND LENGTH.
 - 1.1.2. MANHOLE TYPE, SIZE, LOCATION, RIM ELEVATION, INVERT ELEVATIONS, AND DROP STRUCTURES FEATURES.
 - 1.1.3. SIDE SEWER MATERIAL, SIZE, LOCATION, AND INVERT ELEVATION.
- 1.2. WATER RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:
 - 1.2.1. WATER PIPELINE PLAN WITH PIPE MATERIAL, SIZE, LOCATION AND LENGTH.
 - 1.2.2. WATER VALVE TYPE, MANUFACTURE DATE, SIZE, INVERT ELEVATION AND LOCATION.
 - 1.2.3. WATER FITTING TYPE, SIZE, INVERT ELEVATION, BLOCKING DIMENSION AND LOCATION.
 - 1.2.4. WATER MAIN INVERT ELEVATIONS AT 50' SPACING FOR ALL PIPE INSTALLED AT A DEPTH GREATER THAN 5'.
 - 1.2.5. TYPE AND LOCATION OF THRUST RESTRAINT SYSTEM.
 - 1.2.6. FIRE HYDRANT LOCATION.
 - 1.2.7. BLOW-OFF SIZE AND LOCATION.
 - 1.2.8. AIR & VACUUM RELIEF VALVE SIZE AND LOCATION.
 - 1.2.9. WATER METER SIZE AND LOCATION.
- 1.3. STORM RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:
 - 1.3.1. STORM PIPELINE PLAN AND PROFILES WITH PIPE MATERIAL, SIZE, LOCATION, SLOPE, AND LENGTH.
 - 1.3.2. CATCH BASIN TYPE, SIZE, LOCATION, RIM ELEVATION, AND INVERT ELEVATIONS.
 - 1.3.3. FLOW CONTROL STRUCTURE TYPE, SIZE, LOCATION, RIM ELEVATION, ORIFICE SIZE, OVERFLOW ELEVATIONS, ETC.
 - 1.3.4. LOT DRAIN SIZE, LOCATION AND INVERT ELEVATION.
 - 1.3.5. RETENTION/DETENTION SYSTEM PLAN AND PROFILES WITH VOLUME, OPERATING LEVELS, OVERFLOW ELEVATIONS, AND OTHER PERTINENT ENGINEERING AND OPERATIONAL FEATURES AND COMPONENTS.
- 1.4. ROADWAY RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION PLUS ANY ADDITIONAL INFORMATION THAT, BASED ON GOOD ENGINEERING PRACTICES AND THE SPECIFIC PROJECT FEATURES, THE ENGINEER OF RECORD FEELS IS WARRANTED:
 - 1.4.1. CENTERLINE PROFILE WITH ELEVATIONS AT INTERSECTIONS, PW'S, BVC'S, AND EVC'S, INCLUDE VERTICAL CURVE DATA.
 - 1.4.2. GUTTER LINE ELEVATIONS AT 1/4 POINTS OF INTERSECTION RADIUS RETURNS, INCLUDE CURVE DATA, AND AT ROADWAY MOUTH TRANSITION POINTS.
 - 1.4.3. CHANNELIZATION TYPE AND LOCATION.
 - 1.4.4. SIGNAGE TYPE AND LOCATION.
 - 1.4.5. ILLUMINATION TYPE AND LOCATION.
 - 1.4.6. RIGHT-OF-WAY MONUMENTATION.

8.0 SITE SAFETY

- 1.1. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCY SAFETY STANDARDS.

AS-BUILT NOTICE

CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS!

UNDERGROUND LOCATOR SERVICE

CALL BEFORE YOU DIG!

811

I HEREBY CERTIFY THE PLOT WINDOW OF THE ENGINEERING IMPROVEMENT PLANS SHOW ALL CRITICAL AREAS AND THEIR BUFFERS AS IDENTIFIED IN PRELIMINARY PLAT PP10-002H.

BY _____ DATE _____

APPROVAL CONDITIONS

BY _____ DATE _____

PLANNING ENGINEERING

DSD Planner Date DSD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

DSD LS Arch. Date DSD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager Date

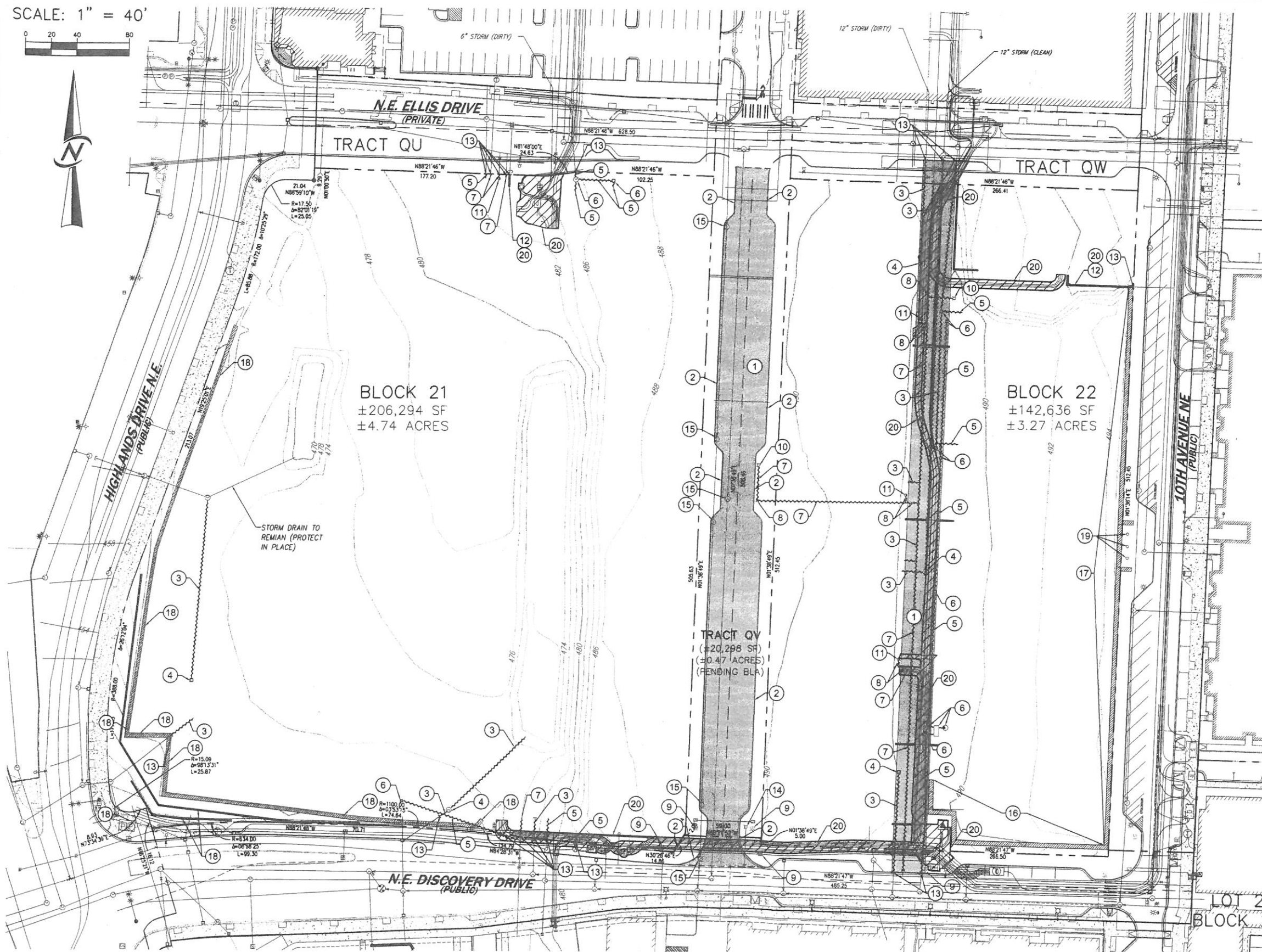
Public Works Engr Director Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

DATE	7/24/13
REVISIONS	1. ADDED GENERAL NOTES
NO.	1
DATE	7-30-13
DESIGNED	GARY R. SHARNBROCH, PE
DRAWN	FLAVIO R. BARNOTTI
APPROVED	GARY R. SHARNBROCH, PE
PROJECT MANAGER	GARY R. SHARNBROCH, PE
DATE	06/05/13
SHEET	2
OF	4
PROJECT NUMBER	12121

GENERAL NOTES
BLOCKS 21 AND 22 AT ISSAQUAH HIGHLANDS
BROWNSTONE AT ISSAQUAH HIGHLANDS LLC
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.865.7877 Fax 425.865.7963

SCALE: 1" = 40'

**DEMOLITION PLAN KEY NOTES:**

- | | | | | |
|---|-----------------------------------|---|--|--|
| 1 REMOVE EXISTING ASPHALT PAVEMENT | 6 REMOVE EXISTING SEWER STRUCTURE | 11 REMOVE EXISTING BLOW OFF/AIR VALVE | 16 REMOVE EXISTING RETAINING WALL | 20 REMOVE/RELOCATE EXISTING DRY UTILITIES (TO BE COORDINATED WITH PSE) |
| 2 REMOVE EXISTING CURB AND GUTTER | 7 REMOVE EXISTING WATER PIPE | 12 REMOVE EXISTING GAS PIPE (TO BE COORDINATED WITH PSE) | 17 REMOVE EXISTING RETAINING WALL TO 4' BELOW FINISHED SURFACE OF EXISTING SIDEWALK ALONG 10TH AVENUE NE | |
| 3 REMOVE EXISTING STORM DRAIN PIPE | 8 REMOVE EXISTING WATER VALVE | 13 CAP/PLUG EXISTING PIPE | 18 EXISTING RETAINING WALL TO REMAIN | |
| 4 REMOVE EXISTING STORM DRAIN STRUCTURE | 9 REMOVE EXISTING WATER METER | 14 EXISTING FIRE HYDRANT TO REMAIN (PROTECT IN PLACE) | 19 REMOVE EXISTING DUCTILE IRON PIPE | |
| 5 REMOVE EXISTING SEWER PIPE | 10 REMOVE EXISTING FIRE HYDRANT | 15 EXISTING STORM DRAIN STRUCTURE TO REMAIN (PROTECT IN PLACE) RAISE/LOWER TO MATCH GRADE | | |

GENERAL DEMOLITION PLAN NOTES:

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ELEVATION OF EXISTING GRADES, SITE IMPROVEMENTS AND UTILITIES PRIOR TO DEMOLITION. IF ANY CONFLICTS OR DEVIATIONS FROM THIS PLAN ARE IDENTIFIED THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF WORK PRIOR TO COMMENCING DEMOLITION.
2. CONTRACTOR TO PROTECT IN PLACE ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
3. ALL ABANDONED UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED AS REQUIRED AND CAPPED TO COMPLETE ALL WORK SHOWN ON THE PLAN.
4. CONTRACTOR TO REROUTE EXISTING UTILITIES AS REQUIRED SUCH THAT EXISTING FACILITIES REMAIN OPERATIONAL.

LEGEND

- AC PAVEMENT REMOVAL
- DRY UTILITY REMOVAL/RELOCATION (TO BE COORDINATED WITH PSE)
- SAWCUT LINE
- EXISTING PIPE REMOVAL

Existing water meter shall have the service line disconnected to the corp, the corp closed & plugged per cor. stds.

AS-BUILT NOTICE

CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS!

UNDERGROUND LOCATOR SERVICE

CALL BEFORE YOU DIG!
811

I HEREBY CERTIFY THE PLOT WINDOW OF THE ENGINEERING IMPROVEMENT PLANS SHOW ALL CRITICAL AREAS AND THEIR BUFFERS AS IDENTIFIED IN PRELIMINARY PLAT PP10-0021H.

BY _____ DATE _____

APPROVAL CONDITIONS

All unused sewer's storm stubs shall be plugged to the downstream structure per cor. stds. & unused water main stubs disconnected & the g.v. on the main line plugged & vent removed per cor. stds.

BY _____ DATE _____

PLANNING

WRT 8-2-12 8/1/13

DSD Planner Date DSD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

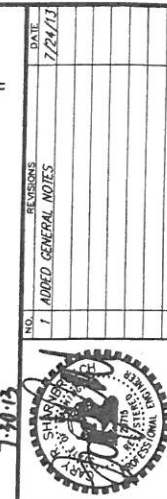
DSD LS Arch. Date DSD Engineer Date

☐ Reviewed & Determined to be not applicable ☐ Reviewed & Determined to be not applicable

Land Development Manager Date 8-8-13

Public Works Engr Director Date 8/12/13

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION



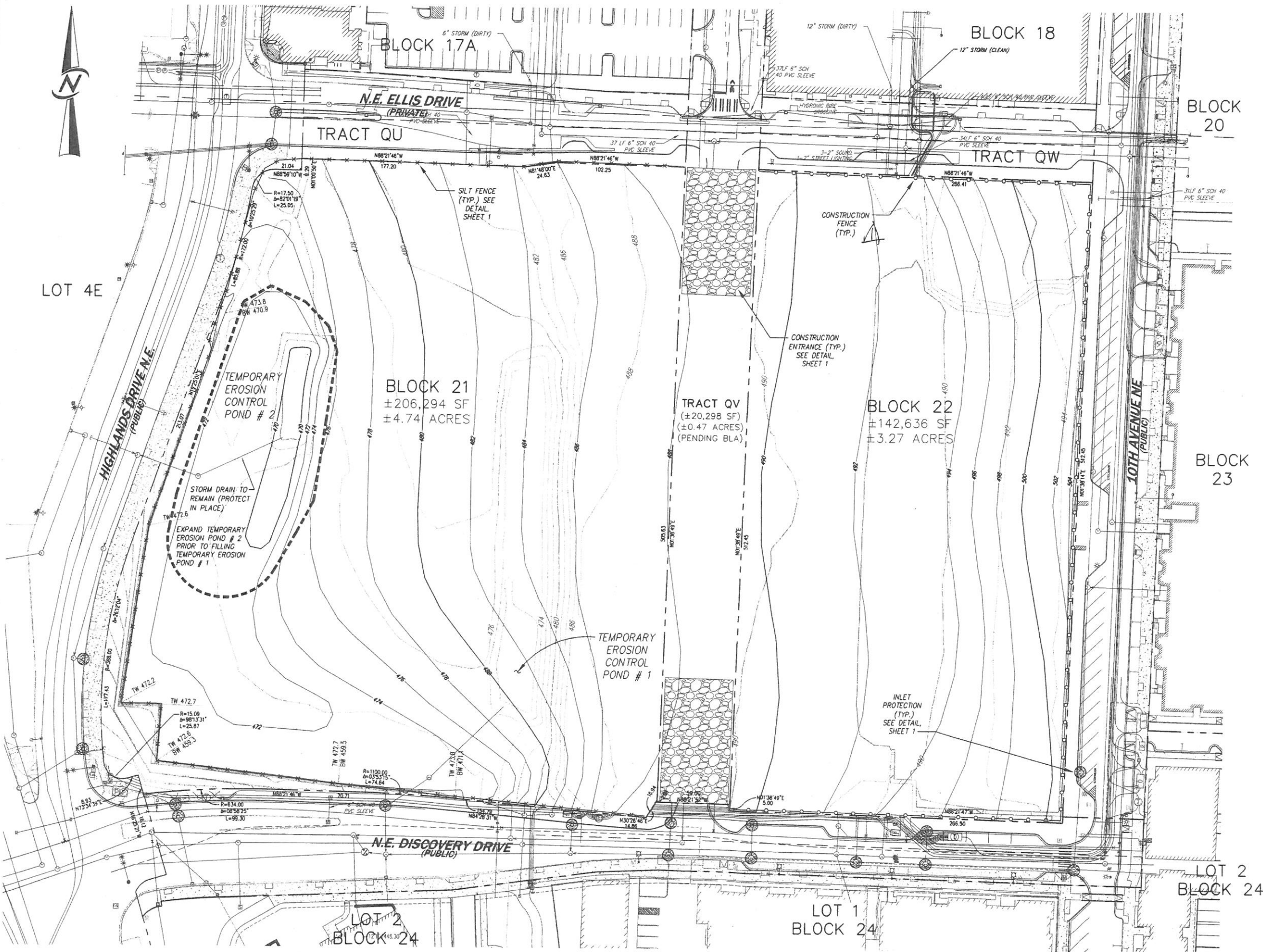
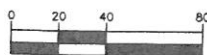
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



DEMO PLAN
BLOCKS 21 AND 22 AT ISSAQUAH HIGHLANDS
BROWNSTONE AT ISSAQUAH HIGHLANDS LLC

DATE 06/05/13
DESIGNED GARY R. SHARNBROCK, PE
DRAWN FLAVIO R. BAINOTTI
APPROVED GARY R. SHARNBROCK, PE
PROJECT MANAGER GARY R. SHARNBROCK, PE
SHEET 3 OF 4
PROJECT NUMBER 12121

SCALE: 1" = 40'



LEGEND

	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR

EARTHWORK ANALYSIS

6,291 CY	CUT
22,313 CY	FILL
16,022 CY	NET

AS-BUILT NOTICE

CONTACT PROJECT SURVEYOR PRIOR TO BACKFILLING TO LOCATE AS-CONSTRUCTED FACILITIES TO MEET CITY OF ISSAQUAH REQUIREMENTS!

UNDERGROUND LOCATOR SERVICE

CALL BEFORE YOU DIG!
811

I HEREBY CERTIFY THE PLOT WINDOW OF THE ENGINEERING IMPROVEMENT PLANS SHOW ALL CRITICAL AREAS AND THEIR BUFFERS AS IDENTIFIED IN PRELIMINARY PLAT PP10-002IH.

BY _____ DATE _____

APPROVAL CONDITIONS

Const fence @ top of cut shall be secured to prevent falling over.

BY _____ DATE _____

PLANNING	ENGINEERING
 DSD Planner Date 8-1-13	 DSD Engineer Date 8/1/13
<input type="checkbox"/> Reviewed & Determined to be not applicable	<input type="checkbox"/> Reviewed & Determined to be not applicable
DSD LS Arch. Date _____	DSD Engineer Date _____
<input type="checkbox"/> Reviewed & Determined to be not applicable	<input type="checkbox"/> Reviewed & Determined to be not applicable

Land Development Manager Date 8.8.2013
Public Works Engr Director Date 8/14/13

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

DATE 7/24/13

REVISIONS

NO. 1

ADDED GENERAL NOTES

14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING

MASS GRADING PLAN
BLOCKS 21 AND 22 AT ISSAQUAH HIGHLANDS

BROWNSTONE AT ISSAQUAH HIGHLANDS LLC
11624 SE 5TH ST
BELLEVUE, WA 98005

DESIGNED GARY R. SHARBROCK, PE
DRAWN FLAVIO R. BAINOTTI
APPROVED GARY R. SHARBROCK, PE
PROJECT MANAGER GARY R. SHARBROCK, PE

DATE 06/05/13

SHEET 4 OF 4

PROJECT NUMBER 12121